

Length of line north of the center of N 8. gr 79 P. 14 1/2 links  
 " " " South " " " " " " " " 79 " 14 1/2 "  
 " " " West " " " " " " " " 79 " 13 1/2 "  
 These witnesses trees made South of the northern 1/2 mile  
 post of section No 10 79 Poles and 9 links is the  
 distance South  
 Poplar 6 inches in diameter S 76° W 48 links distant  
 Poplar 10 inches in diameter N 6° E 38 1/2 links distant  
 James W Spencer  
 M. C. Surveyor

June 16<sup>th</sup> 1854

Ran the following lot of land for  
 George Chapman in Section No 11 T 7 R 2 west  
 Beginning at the western 1/2 mile post of said section  
 thence N 85° E 78 Poles 4 1/2 links to a stone witness tree  
 Sugar 15 inches in diameter N 30° E 18 links distant  
 Then S 6° E 83 Poles to a stone witness tree  
 & walnut 4 inches in diameter S 23° W 8 links distant  
 Hickory 15 inches in diameter N 46° W 24 1/2 links distant  
 Then S 85° W 79 Poles 13 links to a stone witness tree  
 Beech 4 inches in diameter N 43° W 39 1/2 links Sugar 18 inches in diameter  
 N 17° E 43 links distant Then N 6° W 79 1/2 Poles to the  
 beginning Samuel Adair and George Morgan  
 chain bearers by consent of parties

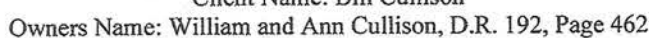
James W Spencer  
 M. C. Surveyor

July 26<sup>th</sup> A D 1854

Ran the following lots of land as  
 dower for the benefit of Elizabeth Wampler widow of  
 Michael Wampler deceased situated in the State of Ind  
 Monroe County and in Sections No 26 & 31 Township  
 No 8 north of Range No one west and No 8  
 of Township No 8 Range No one East and bounded  
 as follows - to wit - Lot No one beginning at the  
 center of section No 31 Township No 8 Range No one  
 East Witness trees Beech 20 inches in diameter N 20° W 20  
 links distant thence N 6° W 30 Poles to a stake witness  
 tree Beech 20 inches in diameter W 36° W 18 1/2 links distant  
 Then S 85° W 160 Poles to a stake Then S 6° E 30  
 Poles to the western 1/2 mile post of said section No 31  
 Witness — 20 inches in diameter N 1° W 33 1/2 links  
 distant Sugar 4 inches in diameter N 80° W 13 1/2 links distant  
 Then N 85° E 160 Poles to the beginning containing  
 30 acres

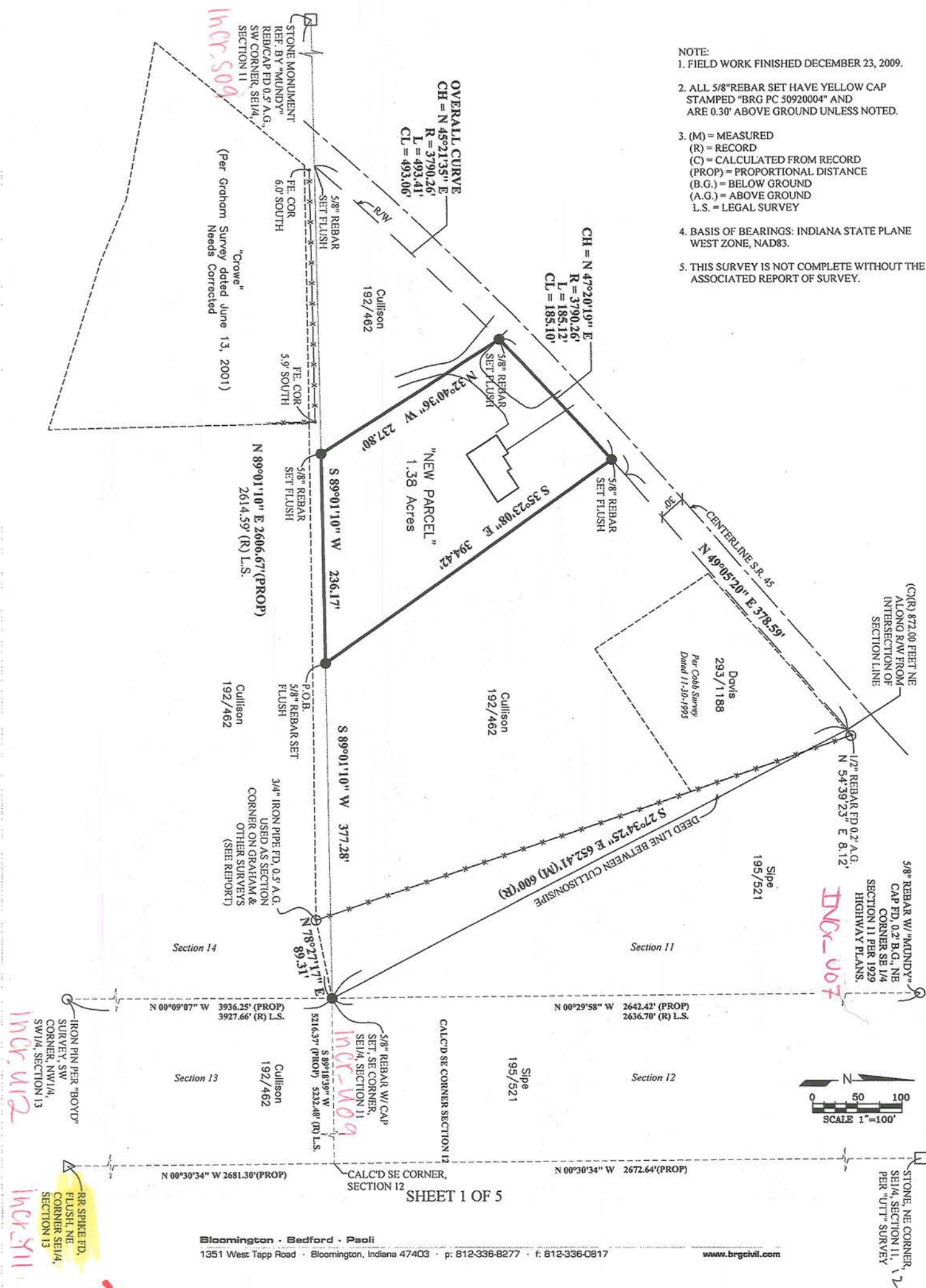


RSID001820



NOTE:

1. FIELD WORK FINISHED DECEMBER 23, 2009.
2. ALL 5/8" REBAR SET HAVE YELLOW CAP STAMPED "BRG PC 50920004" AND ARE 0.30' ABOVE GROUND UNLESS NOTED.
3. (M) = MEASURED  
(R) = RECORD  
(C) = CALCULATED FROM RECORD  
(PROP) = PROPORTIONAL DISTANCE  
(B.G.) = BELOW GROUND  
(A.G.) = ABOVE GROUND  
L.S. = LEGAL SURVEY
4. BASIS OF BEARINGS: INDIANA STATE PLANE WEST ZONE, NAD83.
5. THIS SURVEY IS NOT COMPLETE WITHOUT THE ASSOCIATED REPORT OF SURVEY.



**New Parcel Description**  
**Job No. 6802**

A part of the Southeast quarter of Section 11, Township 7 North, Range 3 West, Greene County, Indiana, more particularly described as follows:

Commencing at a 5/8 inch rebar with cap stamped "BRG PC 50920004" at the Southeast corner of the Southeast quarter of said Section 11; thence South 89 degrees 01 minutes 10 seconds West along the South line of said Southeast quarter a distance of 377.28.45 feet to a 5/8 inch rebar with cap stamped "BRG PC 50920004", hereinafter referred to as a marked 5/8 inch rebar, said point being the **Point of Beginning**; thence continuing along said South line South 89 degrees 01 minutes 10 seconds West 236.17 feet to a marked 5/8 inch; thence leaving said South line North 32 degrees 40 minutes 36 seconds West 237.80 feet to a marked 5/8 inch rebar on the Southeasterly right-of-way of State Road 45 (30 foot distant from centerline) and a curve to the right having a chord of which bears North 47 degrees 20 minutes 19 seconds East 185.10 feet; thence Northeasterly along said curve and right-of-way an arc length of 185.12 feet to a marked 5/8 inch rebar; thence leaving said right-of-way South 35 degrees 23 minutes 08 seconds East 394.42 feet to the **Point of Beginning** containing 1.38 acres, more or less.

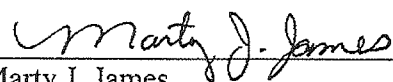
This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

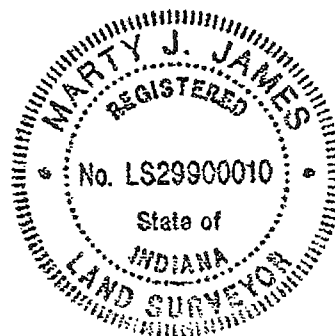
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 24<sup>th</sup> day of December, 2009

  
Marty J. James  
Registered Land Surveyor No. LS29900010  
State of Indiana



Sheet 2 of 5

**REPORT OF SURVEY**  
**Job # 6802**

In accordance with **Title 865, 1-12-1 through 1-12-30** of the **Indiana Administrative Code**, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Reference monuments of record
- (b) Title documents of record
- (c) Evidence of active lines of occupation
- (d) Relative Positional Accuracy "RPA"

**The Relative Positional Accuracy "RPA"** (due to random errors in measurement) of this survey is within that allowable for an urban survey (0.07 feet plus 50 ppm) as defined IAC, Title 865 ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.")

In regard to monuments, point (a) above, in many cases the original section corners were not perpetuated or have need obliterated with time and therefore existing topographical features and monuments of modern origin provide the only evidence of the corner's most PROBABLE and/or ACCEPTED POSITION. In the absence of CREDITABLE physical and/or record evidence then proportional measurement has been used to establish the points of division of the section.

Section corners found or established by topographical features, monuments of modern origin or proportional measurement will be labeled as "ACCEPTED CORNER" on the plat of survey and are subject to undiscovered evidence regarding the true location of said corners. Uncertainty that surrounds an "ACCEPTED CORNER" is inherently passed to any parcel corner dependent upon the position of the section corner. Uncertainty of "ACCEPTED CORNERS" cannot be determined as the position of the "TRUE or ORIGINAL" corner is unknown. If any uncertainty is reported it is only an estimate.

In regard to "**ACTIVE LINES OF OCCUPATION**", point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This survey is a Retracement & Original Survey.

This survey was performed at the request of Bill Cullison.

The property is currently in the name of William F. and Ruth Ann Cullison as found in Deed Record Book 192, Page 462 in the Greene County Recorder's Office.

The field work was performed in December, 2009.

The purpose of the Survey is to cut out a new parcel around the house as instructed by the client.

SHEET 3 OF 5

**MONUMENTS FOUND:** All in Township 7 North, Range 3 West.

1. Southwest corner of Southeast quarter of Section 11; Stone with Mike Mundy rebar on West edge, Mundy rebar was placed by his survey dated 8-18-1993. Stone is believed to be that of Greene County Surveyor Francis M. Parker.
2. Northeast corner of Southeast quarter of Section 11; 5/8 inch rebar with Mike Mundy cap per same 1993 survey, this location is consistent with the State Road 45 Highway Plans of 1929 in which a stone monument was found.
3. Several monuments within "Timber Trace", not shown but will be discussed in "Establishment of Lines and Corners".
4. Southwest corner, Southeast corner and Northeast corner of the Southeast quarter of Section 13; 5/8 inch rebar with Jess Gwinn cap found per Prior Bledsoe Riggert Guerrettaz, Inc. Survey dated September 13, 2007 and recorded in Instrument No. 2008-1703, Bledsoe Riggert Guerrettaz, Inc. rebar with cap and railroad spike respectively.

**PRIOR SURVEYS:**

1. Unrecorded Survey Plat of part of "Timber Trace" tracts as laid out and surveyed by Lee Utt dating back to the early 1970's.
2. Mike Mundy Survey dated 8/18/1993 of which can be found at the "Monroe County Surveyors Office", depository of Mike's files.
3. Bledsoe Riggert Guerrettaz Survey dated September 13, 2007.
4. Greene County Legal Surveys dated April 3<sup>rd</sup>, 1839; 1879 & 1883.
5. Henry Dorman Survey dated August, 1966.
6. Fredrick Boyd Survey dated 3/21/1999.
7. Eric Deckard Survey dated 3/13/2005, Instrument No. 2005-1400.
8. Raymond Graham Survey dated 6/13/2001.

**DEED ANALYSIS:**

The subject parent tract, Cullison Deed Record 192, Page 462, is part of Sections 11, 13 and 14 and is described assuming perfect sections with calls along aliquot lines and 1320 foot distances. There is no way to calculate a mathematical closure of the deed. The adjoiner to the East, Richard & Anne Sipe, uses the same calls to except out that part of Cullison Southeast of the Highway and in the Southeast quarter of Section 11, not gap or overlap. The land south of the newly created parcel is that of the parent property.

**ESTABLISHMENT OF LINES AND CORNERS:**

There was a 3/4 inch iron pipe found near the corner common to Sections 11, 12, 13 and 14 in which the client, Bill Cullison had told previous Surveyors looking for the Section corner, that the pipe was it. When looking at aerial photo's it appeared the corner may be 80-120 feet to far west, with that we decide we would verify or check the location based on other monuments in the area. The Lee Utt Surveys of Timber Trace were tied into to determine if there was another pipe to the East that "Utt" may have used in 1979, we found that the pipe location was within 2 feet of monuments tied to 1/2 mile North & East (near center quarter of Section 12) and this pipe must be the same he had in 1979. However, when measuring to the West ( South quarter of Section 11) this half mile measured 2518.92 feet compared to 2640 original government notes and 2614.59 by legal surveys of Francis Parker, Greene County Surveyor.

SHEET 4 OF 5

The 1929 Highway Plans show a distance of 1026.6 feet from the centerline of the proposed highway, East to the section corner, again the measured distance of approximate 895 feet didn't work by 131.6 feet. With all of the evidence above it was decided the section corner needed to be re-established. The East quarter corner of Section 11 was re-established as shown on the 1929 Highway Plans and verified with the 1993 Mundy rebar found. The South quarter of Section 11 was held to the stone monument found. The Northeast corner of Section 13 was established on line from Bledsoe Riggert Guerrettaz, Inc. spike at the Southeast corner of the Northeast quarter and the calculated stone location of the East quarter of Section 12 per the Utt surveys in Timber Trace. The Southwest corner of the Northwest quarter of the Southwest quarter of Section 13 was established by record bearings and distance from the Frederick Boyd Survey dated 3/21/1999 as tied into on the Bledsoe Riggert Guerrettaz, Inc. Survey dated September 13, 2007. With the above reference corners a double proportion was then done with the measurement results as shown on the plat of survey. This corner fell North 78 degrees 27 minutes 17 seconds East 89.31 feet from the ¾ inch iron pipe found and has an uncertainty 18 feet North-South and 89 feet East-West.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

*Due to Availability and condition of reference monuments; less than 2 feet.*

*Due to Occupation or possession lines; in excess of 80 feet, fences as shown.*

*Due to Clarity or ambiguity of the record description used and of adjoining's descriptions and the relationship of the lines of the subject tract with adjoining's lines; all those listed above.*

SHEET5 OF 5